

**Amendment to Amendment No. 50  
Bill No. 02 – 2005**

**By: Christopher J. Merdon**

**Legislative Day No. 4  
Date: March 7, 2005**

**Amendment No. 1  
to Amendment No. 50**

*(This amendment would remove a reference in Section 131N.1 that would permit age-restricted adult housing in B-1 and B-2 zoning districts as a conditional use.)*

1           On page 1, in line 4, after “page” insert “47 AND”.

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3           Insert the attached page before the page attached to Amendment No. 50 to  
4 Council Bill 2 - 2005.

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7           FILENAME A1A50CB2-2005.doc

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# SECTION 131: Conditional Uses

## N. Conditional Uses and Permissible Zoning Districts

The [[Board of Appeals]] HEARING AUTHORITY may grant conditional uses in the specified districts in accordance with the following minimum criteria.

### 1. Age-Restricted Adult Housing

A conditional use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, or R-A-15 District for age-restricted adult housing, provided that:

- a. Single-family detached, semi-detached, MULTI-PLEX, attached and apartment dwelling units shall be permitted, except that [[only detached, and semi-detached units are permitted in the RC and RR Districts]]
  - (1) ONLY DETACHED, SEMI-DETACHED AND MULTI-PLEX UNITS ARE PERMITTED IN THE RC AND RR DISTRICTS; AND
  - (2) ONLY DETACHED, SEMI-DETACHED, MULTI-PLEX AND SINGLE-FAMILY ATTACHED UNITS ARE PERMITTED IN DEVELOPMENTS WITH LESS THAN 50 DWELLING UNITS IN THE R-ED, R-20 AND R-12 DISTRICTS.
- b. The development shall have a minimum of 20 dwelling units [[in the R-ED, R-SC, R-SA-8 and R-A-15 Districts and a minimum of 50 dwelling units in the RC, RR, R-20 and R-12 Districts. Any proposed development located in the RC, RR, R-20 and R-12 Districts, for which a conditional use petition or a pre-submission community meeting notice was filed on or prior to February 20, 2003, shall have a minimum of 20 dwelling units]].
- c. The maximum density shall be as follows:

[[Zoning District	Maximum Dwelling Units per Acre of Lot Area]]
[[RC or RR	1 per net acre
R-20 or R-ED	5 per net acre
R-12	6 per net acre

ZONING DISTRICT	NUMBER OF DWELLING UNITS IN DEVELOPMENT	MAXIMUM UNITS PER NET ACRE
RC AND RR	20 OR MORE	1
R-ED AND R-20	20-49	4
	50 OR MORE	5
R-12	20-49	5
	50 OR MORE	6
R-SC	20-49	7
	50 OR MORE	8
R-SA-8	20 OR MORE	12
R-A-15	20 OR MORE	25

1	R-SC	8 per net acre
2	R-SA-8	12 per net acre
3	R-A-15	25 per net acre]]
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